

# Zone: Emerging Communities

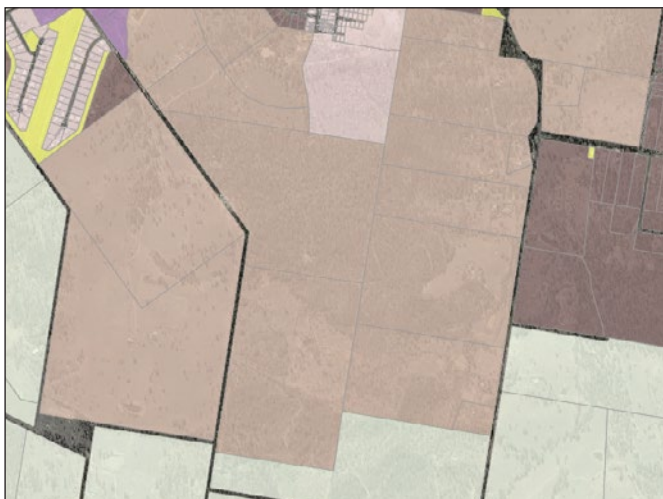
The purpose of the Emerging community zone is to:

- identify land that is intended for an urban purpose in the future; and
- protect land that is identified for an urban purpose in the future from incompatible uses; and
- provide for the timely conversion of non-urban land to land for urban purposes.

The purpose of the Emerging community zone is achieved through the following overall outcomes, including but not limited to:

- Land within this zone has been identified to be protected for urban purposes beyond the life of this planning scheme and to facilitate logical, orderly, efficient and sequential provision of growth.
- Low intensity activities (such as a Dwelling house on an existing lot or Home-based business) that are compatible with the existing character of the area, are supported where the scale, layout, nature and impacts on future development of an integrated and compact urban form are not compromised.
- Detailed structure planning and an assessment of existing residential land supply within the region is required to support new more intensive forms of urban development within this zone to ensure that development can be cost efficiently serviced and does not create a development front outside the priority infrastructure area.
- Development that creates lots and does not support efficient sequential growth, is considered premature and not supported.
- Development in the Emerging community zone with an approved structure plan creates new sustainable and liveable communities that are well planned and integrated with surrounding land uses to:
  - contribute to a logical and sequential pattern of development and infrastructure to create an integrated and compact urban form;

- facilitate efficient use of land and infrastructure;
  - facilitate integration with existing and future urban development, having regard to movement and open space networks;
  - provide for a diversity of housing choice and convenient community services;
  - manage stormwater on a catchment-wide basis; and
  - respond to constraints and natural values on the site and mitigate any impacts on environmental values.
- Emerging communities are developed in accordance with an approved structure plan:
    - are attractive, connected, functional and resilient communities that are supported by an accessible and connected public and active transport network, employment, Shops and essential community infrastructure and services.
    - provide a variety of lot sizes and configurations that encourage diverse housing options.
    - have a mix of residential types, including affordable housing types and achieves a net residential density of 15 to 20 dwellings a hectare.
    - have higher densities in well-serviced locations (such as those located near town centres and high frequency public transport nodes).
  - Development does not compromise the operation or intended use of adjoining or adjacent land, including agricultural areas and Industry activities and provides a transition area, buffer or setback to non-urban or incompatible uses.
  - Development provides a high level of integration of built form, movement networks, open space and recreational facilities and community infrastructure.
  - Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.



# Zone: Emerging Communities

## WE WOULD LIKE TO SEE

Cropping



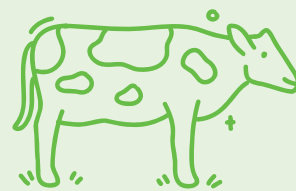
Dwelling House



Home Based Business



Animal Husbandry



## WE WILL CONSIDER

Sales Office



Community Residence



Outdoor Sport and Recreation



Telecommunications Facility

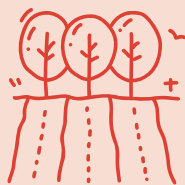


## WE WOULD PREFER NOT TO SEE

Industry



Intensive Horticulture



Multiple Dwelling

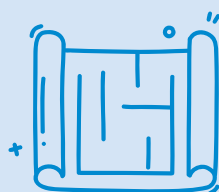


Extractive Industry

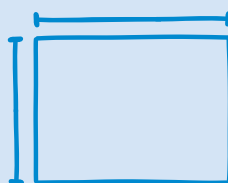


## AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

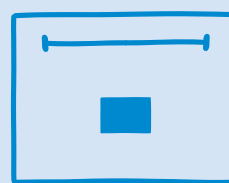
Structure Plan Required



Lot Size - 20ha minimum for subdivision



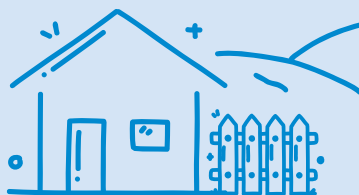
Frontage - 200m minimum for subdivision



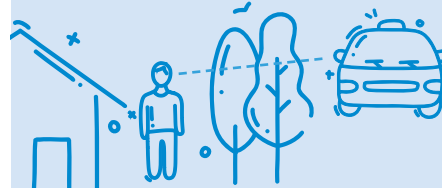
Water Quality



Amenity



Crime Prevention Through Environment Design (CPTED)



## FOR MORE INFORMATION

Visit: [www.lockyervalley.qld.gov.au](http://www.lockyervalley.qld.gov.au)  
 Contact: Council's Growth & Policy Team on 1300 005 872  
 Email: [planningscheme@lvrc.qld.gov.au](mailto:planningscheme@lvrc.qld.gov.au)  
 Book: [An appointment with a Planning Officer](#)



Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.

